











This charming and spacious three bedroom 1930's chalet bungalow is set in a peaceful, semi-rural location and offers direct gated access onto The Minnis. Lovingly maintained and thoughtfully extended, the property blends period character with modern touches, making it a truly inviting and unique home. EPC Rating = D

**Guide Price £635,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 2

**Parking** Driveway & Garage

**Heating** Oil

**EPC Rating** D

**Council Tax** Band D

Folkestone And Hythe District Council





**Step inside to this elegant and comfortable home**

As you step through the entrance porch, you are welcomed into a central hallway that leads through to the heart of the home. The spacious, double-aspect living room features an impressive wood-burning stove and French doors that open out onto the garden, creating a warm and comfortable space to relax or entertain. The kitchen/breakfast room is a standout feature, showcasing a striking vaulted ceiling with expansive glazing that bathes the room in natural light. This room offers a bright and airy setting for family meals and social gatherings. There are two bedrooms on the ground floor, both of which benefit from charming bay windows and flexible usage options, whether as bedrooms, or home offices. A luxurious ground-floor bathroom, fitted with both a bath and separate shower and a WC, provides convenience and style. Upstairs, the first floor is home to the impressive main bedroom suite with French doors and 'Juliet' balcony. This peaceful retreat includes two ranges of built-in wardrobes and a sleek en suite shower room and WC. From here, you can enjoy beautiful views and a sense of privacy, making it an ideal escape at the end of the day.

**Outside**

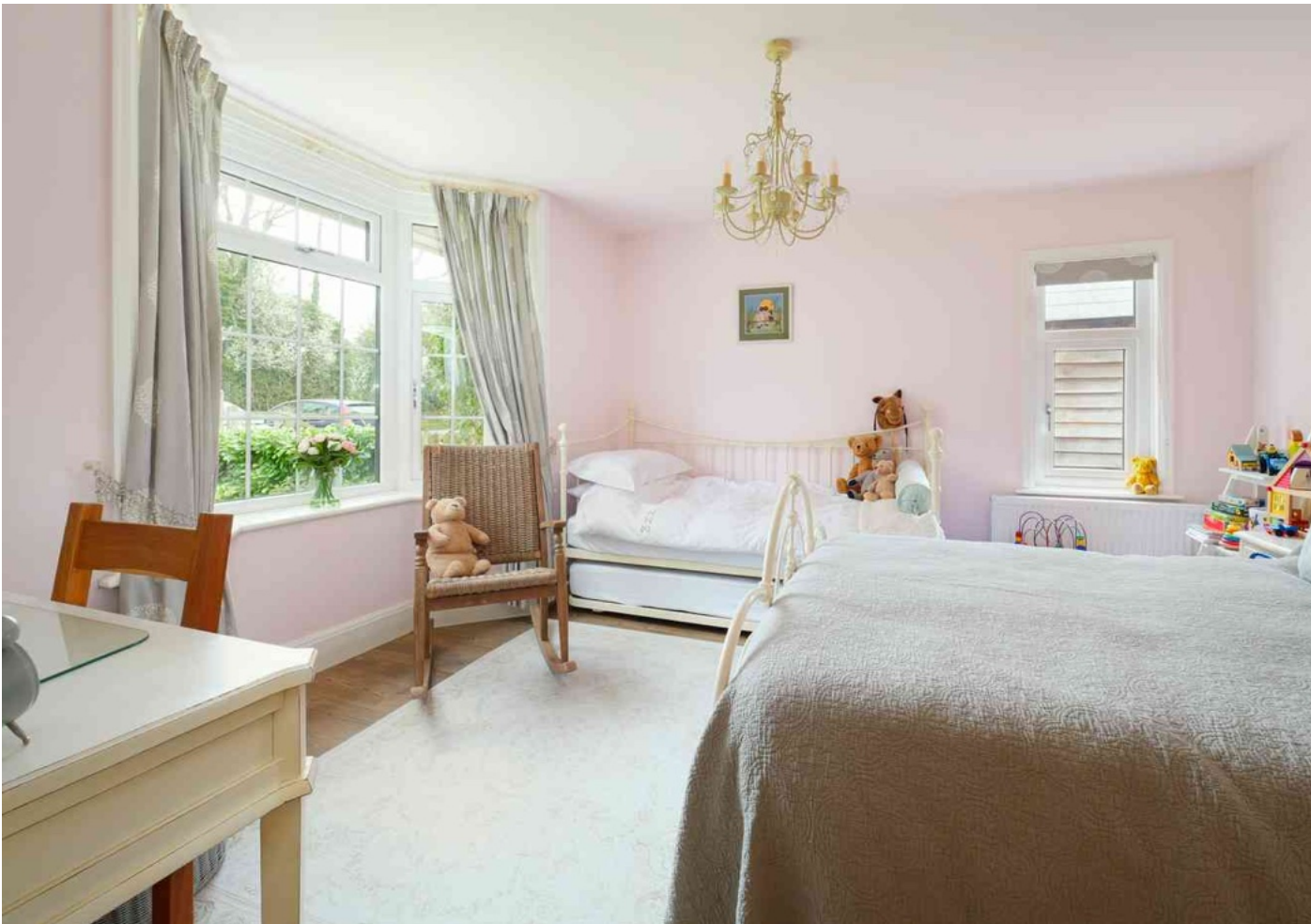
The front garden is attractively laid to lawn with mature shrubs, trees, and planting, offering a welcoming first impression. A gated driveway provides off-road parking for up to four vehicles and leads to a detached single garage with timber double doors and a side access door. The rear garden is a true sanctuary, with a lush lawn, established hedging and trees, and well-tended borders. A paved patio area is perfect for outdoor dining, and there is an ornamental pond, a timber storage shed to the side, and a gated path offering direct access to The Minnis. Additional gated side access connects the rear garden to the front. This wonderful home is a rare find, offering a combination of space, light, character, and an exceptional location. Whether you're seeking a tranquil lifestyle, a family-friendly layout, or direct access to nature, this property delivers on all fronts. Early viewing is highly recommended to fully appreciate all it has to offer.

**Situation**

The property is situated in the heart of the most sought after village Stelling Minnis, a wonderful location which is designated as an area of outstanding natural beauty with a large area of open "Minnis" or common land, and plenty of areas to enjoy walking, cycling and hacking. The ever popular Rose & Crown pub and the village store/post office is close by. There is a also popular primary school and a bus service which runs through the village. The historic Cathedral City of Canterbury is (Approx 8.5 miles). The Port town of Folkestone (Approx 13.3miles) and town of Ashford have a High Speed service to London. Channel Tunnel terminal is (Approx. 13.3 miles) The M20 connection to the motorway network is (Approx. 7.4 miles)







The accommodation comprises

First floor

Entrance porch

Entrance hall

Living room

19' 9" x 19' 2" (6.02m x 5.84m)

Kitchen/Breakfast room

20' 0" x 11' 9" (6.10m x 3.58m)

Bedroom two

13' 11" x 12' 2" (4.24m x 3.71m)

Bedroom three

13' 9" x 12' 1" (4.19m x 3.68m)

Bathroom

11' 7" x 9' 5" (3.53m x 2.87m)

First floor

Bedroom one

19' 6" x 18' 5" (5.94m x 5.61m)

En-suite shower room

Outside

Detached garage and driveway

18' 6" x 9' 6" (5.64m x 2.90m)

Attractive front and rear garden

With potting shed: 7' 7" x 5' 10" (2.31m x 1.78m) and

Outbuilding 11' 5" x 7' 7" (3.48m x 2.31m)

Drainage

Cesspit













Approximate Gross Internal Area (Excluding Garage) = 157 sq m / 1690 sq ft  
Garage and Outbuilding = 29 sq m / 310 sq ft

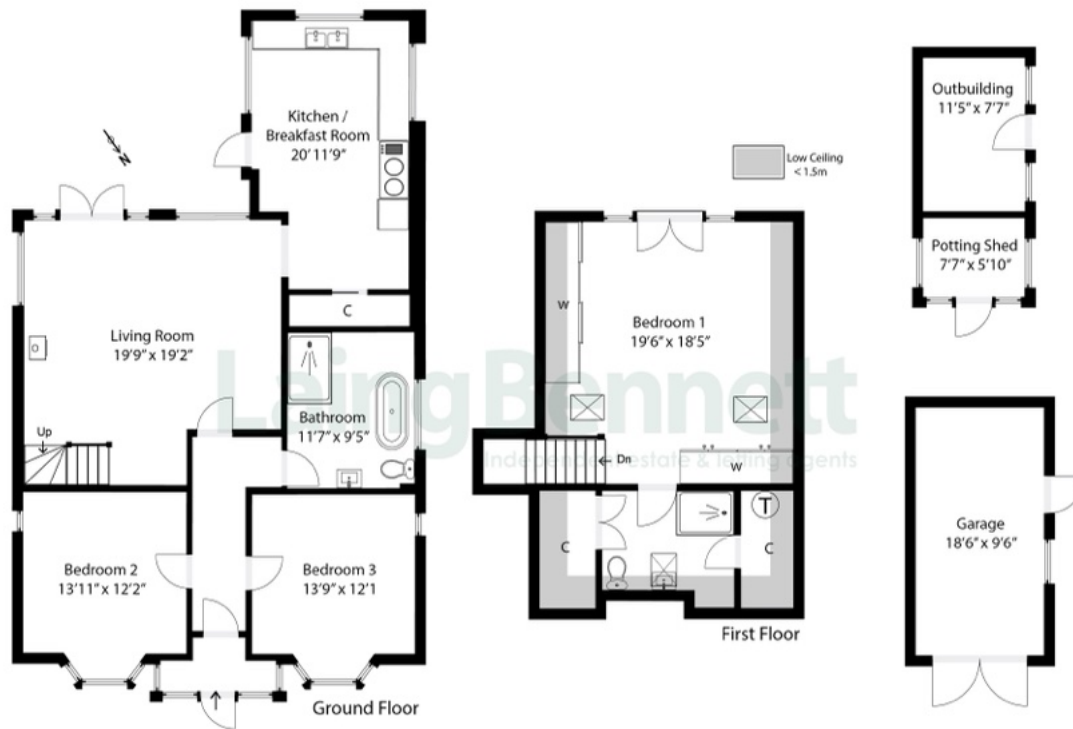


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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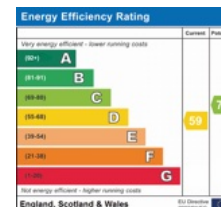
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